

**HENRICO COUNTY**  
**PLANNING COMMISSION AGENDA**  
**FOR**  
**REZONINGS AND PROVISIONAL USE PERMITS**

**July 13, 2017**

**7:00 P.M.**



**PLANNING COMMISSION**

Eric S. Leabough, C.P.C., Chair (Varina)  
Robert H. Witte, Jr., Vice-Chair (Brookland)  
C. W. Archer, C.P.C. (Fairfield)  
Gregory R. Baka (Tuckahoe)  
Sandra M. Marshall (Three Chopt)  
Tyrone E. Nelson (Varina)  
Board of Supervisors Representative  
R. Joseph Emerson, Jr., AICP,  
Director of Planning, Secretary

**COMPREHENSIVE DIVISION – DEPARTMENT  
OF PLANNING**

Jean M. Moore, Assistant Director of Planning  
Jim Strauss, PLA, Senior Principal Planner  
Rosemary D. Deemer, AICP, County Planner  
Seth Humphreys, County Planner  
Ben Sehl, County Planner  
Livingston Lewis, County Planner  
Lisa Blankinship, County Planner  
Erin Puckett, County Planner  
Kristin Smith, County Planner  
Paul Stewart, GIS Technician  
Sylvia Ray, Office Assistant/Recording Secretary

**PLANNING COMMISSION  
REZONING MEETING  
FINAL AGENDA  
JULY 13, 2017**

**BEGINNING AT 6:00 P.M.**

**DINNER AND WORK SESSION:** Planning Department Large Conference Room to discuss proposed amendment to the zoning ordinance to allow front porches on dwellings in older subdivisions by administrative approval.

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**BEGINNING AT 7:00 P.M.**

**WELCOME:**

**PLEDGE OF ALLEGIANCE:**

**RECOGNITION OF NEWS MEDIA:**

**CALL TO ORDER:**

**REQUESTS FOR WITHDRAWALS AND DEFERRALS: (1); (3)**

**REQUESTS FOR EXPEDITED ITEMS: (2)**

**CASES TO BE HEARD: (3)**

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**PUBLIC HEARING: ORDINANCE** – To Amend and Reordain Section 19-28 Titled “Extension of approvals to address housing crisis,” and Section 24-106 Titled “Plan of development (POD), administrative and schematic site plans” of the Code of the County of Henrico to Extend the Periods of Validity of Approved Plans and Plats. This ordinance extends to July 1, 2020, the approval of plans of development and subdivision plats that were valid and outstanding as of January 1, 2017. The extension for plans of development only applies if any performance bonds and agreements or other financial guarantees of completion of public improvements in or associated with the proposed development are continued in force. The extension also applies to any plans or permits associated with such plans of development. These amendments are required by legislation enacted by the 2017 General Assembly. **Staff – Andrew Newby**  
**[Recommended for Approval](#)**

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**TUCKAHOE:**

None.

**BROOKLAND:**

**REZ2017-00018 Bay Companies, Inc. for Welford Properties, LLC and NVR, INC:** Request to amend proffers accepted with Rezoning case REZ2015-00011 on Parcels 758-764-7897, 758-765-5810, -6018, -6125, -6333, -6541, -6649, -6857, -7915, -8006, -8229, -8437, -8545, -8952, -9527, -9735, -9842, 759-764-0691, -0999, -2288, -2496, 759-765-1108, -1423, -1532, -1639, -1847, -2055, -2921, -3028, -3236, -3444, and -3651 containing 9.2 acres located at the southwest intersection of Nuckols and Francistown Roads. The applicant proposes to amend one proffer related to garage dimensions. The existing zoning is R-3C One-Family Residence District (Conditional). The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre. **Staff – Livingston Lewis (Expedited Agenda Requested)**

[Recommended for Approval](#)

**REZ2017-00019 Wilton Acquisition, LLC:** Request to conditionally rezone from RTHC Residential Townhouse District (Conditional) to R-6C General Residence District (Conditional) Parcel 767-751-2632 containing 15.17 acres located on the south line of Wistar Road at its intersection with Shrader Road. The applicant proposes a condominium development of no more than 180 units or a townhome development of no more than 80 units. The R-6 District allows a maximum gross density of 19.8 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Urban Residential, density should range from 3.4 to 6.8 units per acre. **Staff – Ben Sehl (Deferral Requested to the August 10, 2017 Meeting)**

[Deferred to the August 10, 2017 Meeting](#)

**VARINA:**

None.

**FAIRFIELD:**

**REZ2017-00017 James W. Theobald for HHHunt River Mill, LLC:** Request to conditionally rezone from R-5AC General Residence District (Conditional) and RTHC Residential Townhouse District (Conditional) to R-5AC General Residence District (Conditional) (0.761 acres) and RTHC Residential Townhouse District (Conditional) (1.157 acres) and amend proffer #28 accepted with REZ2016-00002 (141.56 acres) Parcels 779-773-9041, 780-772-8360, 781-773-2686, and 782-773-0113 and part of Parcels, 778-772-7200, and 780-774-2957 containing 143.478 acres located at approximately 500' west of the intersection of Brook Road (U.S. Route 1) and Magnolia Ridge Drive. The applicant proposes single-family residences on zero-lot lines and townhome units. The R-5AC District allows a minimum lot area of 5,625 square feet and a maximum gross density of 6 units per acre. The RTHC District allows a maximum gross density of nine (9) units per acre. The uses will be controlled by proffered conditions and zoning ordinance regulations.

**July 14, 2017**

The 2026 Comprehensive Plan recommends Suburban Residential 1, density should not exceed 2.4 units per acre, Office, and Environmental Protection Area. **Staff – Seth Humphreys (Expedited Agenda Requested)**  
[Recommended for Approval](#)

**PUP2017-00015 Emily Baird for Parallel Infrastructure:** Request for a Provisional Use Permit under Sections 24-95(a)(3), 24-120 and 24-122.1 of Chapter 24 of the County code to allow a monopole communication tower up to 154' in height and related equipment on part of Parcel 804-726-5470 approximately 800' west of the intersection of Creighton Road and Stone Dale Drive. The existing zoning is A-1 Agricultural District. The 2026 Comprehensive Plan recommends Traditional Neighborhood Development and Environmental Protection Area. The site is in the Enterprise Zone and a portion of the site is in the Airport Safety Overlay District. **Staff – Livingston Lewis**  
[Recommended for Approval](#)

**THREE CHOPT:**

**(Deferred from the June 15, 2017 Meeting)**

**REZ2017-00010 Adena Patterson or Ann Neil Cosby for MS Richmond Investors LLC:** Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional) Parcels 744-763-8661, 744-763-9175, 745-763-2013, 745-763-2727, 745-763-3440, 745-763-4567, 745-763-5481, 745-763-6093 and 745-764-0618 containing 18.580 acres located between the east line of Belfast Road and the west line of Glasgow Road at its intersection with Ireland Road. The applicant proposes a zero lot line development with detached homes. The R-5A District allows a maximum density of six (6) units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Traditional Neighborhood Development. **Staff – Lisa Blankinship (Deferral Requested to the September 14, 2017 Meeting)**  
[Deferred to the September 14, 2017 Meeting](#)

**(Deferred from the June 15, 2017 Meeting)**

**REZ2017-00011 Adena Patterson or Ann Neil Cosby for MS Richmond Investors LLC:** Request to conditionally rezone from A-1 Agricultural District and R-3C One-Family Residence District to R-5AC General Residence District (Conditional) Parcels 744-762-4780, 744-762-5294, 744-762-9757, and 745-762-0472 containing 8.264 acres located between the east line of Belfast Road and the west line of Glasgow Road approximately 155' north of Edinburgh Road. The applicant proposes a zero lot line development with detached homes. The R-5A District allows a maximum density of six (6) units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Traditional Neighborhood Development. **Staff – Lisa Blankinship (Deferral Requested to the September 14, 2017 Meeting)**  
[Deferred to the September 14, 2017 Meeting](#)

**(Deferred from the June 15, 2017 Meeting)**

**PUP2017-00013 Joe Oley:** Request to amend Conditions 6(a) and 6(b) approved with Provisional Use Permit PUP2016-00006 on part of Parcel 755-744-0869 located at the northwest intersection of Three Chopt and Eastridge Roads. The applicant proposes to extend the farmers' market season from one day a week between August and December to one day a week year round and extend the hours of operation from 3:00 p.m. to dusk, to the hours of dawn to dusk. The existing zoning is B-3C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Arterial. The site is located in the Enterprise Zone. **Staff – Erin Puckett (Withdrawn by Applicant)**

**Withdrawn by Applicant**

**REZ2017-00008 Andrew M. Condlin for Bacova Texas, LLC and Bacova North, LLC:** Request to conditionally rezone from A-1 Agricultural District to R-3C One-Family Residence District (Conditional) and R-6C General Residence District (Conditional) Parcels 738-768-6389, 738-769-2544, and 738-769-4425 containing 23.38 acres located at the southwest intersection of Pouncey Tract Road (State Route 271) and N. Gayton Road. The applicant proposes single-family dwellings and a life care facility. The R-3 District allows a minimum lot area of 11,000 square feet and a maximum gross density of 3.96 units per acre. The R-6 District allows a maximum gross density of 19.8 units per acre. The uses will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Suburban Mixed-Use, density should not exceed 4 units per acre. **Staff – Lisa Blankinship**

**Recommended for Approval**

**PUP2017-00008 Andrew M. Condlin for Bacova Texas, LLC and Bacova North, LLC:** Request for a Provisional Use Permit under Sections 24-36.1(a), 24-120, and 24-122.1 of Chapter 24 of the County Code to allow for a life care facility on part of Parcels 738-768-6389, 738-769-2544, and 738-769-4425 located at the southwest intersection of Pouncey Tract Road (State Route 271) and N. Gayton Road. The existing zoning is A-1 Agricultural District. The 2026 Comprehensive Plan recommends Suburban Mixed-Use, density should not exceed 4 units per acre. **Staff – Lisa Blankinship**

**Recommended for Approval**

**DISCUSSION ITEM:** To set a Public Hearing for August 10, 2017 to discuss the zoning ordinance to allow front porches on dwellings in older subdivisions by administrative approval.

**Approved**

**APPROVAL OF MINUTES: Planning Commission on June 15, 2017**

**Approved**

Acting on a motion by Mr. Archer seconded by Mr. Leabough, the Planning Commission adjourned its meeting at 8:18 p.m. on July 13, 2017.

View the Planning Commission agendas at <http://henrico.us/pdfs/planning/meetnext.pdf>

**July 14, 2017**